



WASHOE COUNTY PLANNING COMMISSION Notice of Meeting and Agenda

Planning Commission Members

Roger Edwards, Chair
D.J. Whittemore, Vice Chair
James Barnes
Larry Chesney
Sarah Chvilicek
Philip Horan
Greg Prough
Carl R. Webb, Jr., AICP, Secretary

Thursday, November 13, 2014
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS SCHEDULED ON THIS AGENDA

(Complete descriptions provided beginning on fourth page.)

- **Master Plan Amendment Case Number MPA14-004 (Pyramid/LaPosada Commercial)**
- **Regulatory Zone Amendment Case Number RZA14-007 (Pyramid/LaPosada Commercial)**
- **Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trails)**
- **Tentative Subdivision Map Case Number TM14-002 (Autumn Trails)**

Items for Possible Action. All numbered or lettered items on this agenda are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment; Disrupting of Meeting. During the “Public Comment” periods listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. Additionally, during action items [those *not* marked with an asterisk (*)], public comment will be heard on that particular item before action is taken. In either event, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentation times are limited as follows: fifteen minutes each for staff and applicant presentations, five minutes for speakers representing a group, and three minutes for individual speakers unless extended by questions or action of the Commission. Comments are to be directed to the Commission as a whole and not to one individual.

Forum Restrictions and Orderly Conduct of Business. The Planning Commission conducts the business of Washoe County and its citizens during its meetings. The Chair may order the removal of any person or group of persons whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting to the extent that its orderly conduct is made impractical. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite are examples of speech that may be reasonably limited.

Posting of Agenda; Location of Website. In accordance with NRS 241.020, this agenda has been posted at: <https://notice.nv.gov>, (i) Washoe County Administration Building (1001 E. 9th Street); (ii) Washoe County

Courthouse (Court and Virginia Streets); (iii) Washoe County Library (301 South Center Street); and (iv) Sparks Justice Court (1675 East Prater Way, Suite 107). Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev four days prior to the meeting.

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained on the Planning and Development Division website (http://www.washoecounty.us/comdev/boards_commissions/boards_commissions_index.htm) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050, e-mail dfagan@washoecounty.us). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Planning Commissioners. If material is distributed at a meeting, it is available within 24 hours after the meeting.

Special Accommodations. The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Planning and Development Division, at 775.328.3600, two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven to fifteen days, depending on the type of application.

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6:30 p.m.

1. **\*Determination of Quorum**
2. **\*Pledge of Allegiance**
3. **\*Ethics Law Announcement**
4. **\*Appeal Procedure**
5. **\*Public Comment**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. **Approval of Agenda**
7. **Consent Items**

A. **[Resolution Initiating Development Code and Master Plan Amendments Relating to Separation of Water Management Responsibilities](#)** – To initiate amendments to Washoe County Code, Chapter 110, Development Code, and the Washoe County Master Plan for the purposes of separating water management responsibilities within Washoe County and changing the names of the agencies responsible for the different aspects of water management within the County in response to the merger between Water Resources of the Washoe County Community Services Department and the Truckee Meadows Water Authority. The affected Development Code articles include Article 104 (County Growth Management System), Article 208 (North Valleys Area Plan Regulations), Article 416 (Flood Hazards), Article 422 (Water and Sewer Resource Requirements), Article 606 (Parcel Maps), Article 610 (Final Subdivision Maps), Article 704 (Adequate Public Facilities: Sanitary Sewer), Article 706 (Impact Fees), and Article

916 (Establishment of Committees). The affected changes to the Washoe County Master Plan will involve the Conservation, Land Use and Transportation, and Public Services and Facilities Elements; the Reno-Stead Corridor Joint Plan and the Southeast Truckee Meadows Specific Plans; and the Cold Springs, Forest, High Desert, North Valleys, South Valleys, Southeast Truckee Meadows, Southwest Truckee Meadows, Spanish Springs, Sun Valley, Truckee Canyon, Verdi, and the Warm Springs Area Plans. Amendments to the Development Code and the Master Plan will also change the name of the Department of Water Resources to the Community Services Department where appropriate in response to the County's consolidation of several departments into a single department.

Staff Representative: Paul Kelly, Planner, 775.328.3621, [rpkelley@washoecounty.us](mailto:rpkelley@washoecounty.us)

- B. [Resolution Initiating Development Code and Master Plan Amendments Relating to Planned Unit Development \(Article 106, Master Plan Categories and Regulatory Zones, Division 8, Procedures, and Land Use and Transportation Elements of the Master Plan\)](#)** – To initiate an amendment to the Washoe County Code, Chapter 110, Development Code and the Washoe County Master Plan to ensure Washoe County's approach to Planned Unit Development is consistent with the requirements of NRS 278A, Planned Development. The Development Code amendment will include changes to Article 106 Master Plan Categories and Regulatory Zones, and Division 8, Procedures. The Master Plan amendment will include changes to the Land Use and Transportation Element. Other amendments as necessary to effectuate the necessary changes and to ensure an efficient and accessible process for Planned Unit Development will also be included.

Staff Representative: Eric Young, Planner, 775.328.3613, [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

- C. [Resolution Initiating a Development Code Amendment Relating to Establishment of Commissions, Boards and Hearing Examiners \(Article 914, Establishment of Department\)](#)** – To initiate an amendment to Washoe County Code, Chapter 110, Development Code, at Division 8 (Procedures) and at Article 912 (Establishment of Commissions, Boards and Hearing Examiners) to regulate appeals heard by the Board of Adjustment and appeals of decisions to the Washoe County Board of County Commissioners, and at Article 914 (Establishment of Department) concerning appeals of Director's interpretations.

Staff Representative: Bob Webb, Planning Manager, 775.328.3623, [bwebb@washoecounty.us](mailto:bwebb@washoecounty.us)

**6:30 p.m.**

## **8. Planning Items**

- A. [Presentation on Regional Road Impact Fee Program](#)** – Presentation on proposed revisions and updates to the Regional Road Impact Fee, the associated Capital Improvement Program, and the required General Administration Manual. The presentation will include the establishment and duties of the State Law required Capital Improvements Advisory Committee, and staff's recommendation for the Washoe County Board of County Commissioners to appoint the Washoe County Planning Commission as that Committee. Discussion and questions of staff will follow the presentation.

Staff Representative: Clara Lawson, Licensed Engineer, 775.328.3603, [clawson@washoecounty.us](mailto:clawson@washoecounty.us)

- B. [Informational Update on the Reno-Stead Corridor Joint Plan](#)** – Recent development within the Reno-Stead Corridor Joint Plan (RSCJP) area has generated concern and questions from surrounding residents in the Red Rock/Silver Knolls area. Many of these questions involved how development projects are reviewed in the RSCJP and whether or not joint review by Washoe County and/or a Citizen Advisory Board is required. At the request of Commissioner Sarah Chvilicek, staff will provide an overview of the RSCJP to the Washoe County Planning Commission and discuss how it is implemented.

Staff Representative: Chad Giesinger, Senior Planner, 775.328.3626,  
[cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

## 9. Public Hearings

- A. [PUBLIC HEARING: Master Plan Amendment Case Number MPA14-004 \(Pyramid/La Posada Commercial\)](#)** – To consider a request to amend the Spanish Springs Area Plan to (1) eliminate the limitation [found in Policy SS.17.2.c] of the Spanish Springs Area Plan for the allowed amount of commercial land use acreage and; (2) change the Master Plan Category on two parcels from Suburban Residential (SR) to Commercial (C).

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Spanish Springs Area Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

**AND**

**[Regulatory Zone Amendment Case Number RZA14-007 \(Pyramid/La Posada Commercial\)](#)** – To consider a request to amend the regulatory zone on two parcels from Parks and Recreation (PR) to Neighborhood Commercial (NC).

- Applicant: Pyramid Urban Achievers  
C/O Whittemore Law Firm  
Reno NV 89501
- Property Owner: Washoe County Parks Administration  
Attn: Jennifer Budge  
1001 E. 9<sup>th</sup> Street  
Reno, NV 89512
- Location: Southeast corner of Pyramid Highway and La Posada Drive
- Assessor's Parcel Numbers: 534-091-06 and 534-091-07
- Parcel Size: ±6.4 acres and ±3.2 acres
- Current Master Plan Category: Suburban Residential (SR)
- Proposed Master Plan Category: Commercial (C)
- Current Regulatory Zone: Parks and Recreation (PR)
- Proposed Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone

- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: a portion of Section 35, T21N, R20E, MDM Washoe County, NV
- Prepared by: Roger D. Pelham, MPA, Senior Planner  
Community Services Development  
Planning and Development Division
- Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Phone: 775.328.3622

**B. Public Hearing: Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trail)** – To consider recommendation of a proposed amendment to the Regulatory Zone Map and Regulatory Zone within the Spanish Springs Planning Area; and, if approved, forward to the Board of County Commissioners for adoption. The proposed amendment will re-designate ±6 acres of a ±47.6 acre parcel from a regulatory zone of Low Density Suburban (LDS) to Medium Density Suburban (MDS). The proposed Regulatory Zone Amendment would increase the total density of the subject ±47.6 acre parcel by 12 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant/Owner: Pinnacle Land Holdings, LLC
- Location: 0 Hayfield Drive
- Assessor’s Parcel No: 534-420-08
- Parcel Size: ±47.608 acres
- Master Plan Category: Suburban Residential (SR)
- Adopted Regulatory Zone: Low Density Suburban (LDS)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone and Article 608, Subdivision Regulations
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 25, T21N, R20E, MDM Washoe County, NV
- Prepared by: Trevor Lloyd - Senior Planner  
Washoe County Community Services  
Department  
Planning and Development Division
- Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)
- Phone: 775.328.3620

**C. PUBLIC HEARING: Tentative Subdivision Map Case Number TM14-002 (Autumn Trails)** – Possible approval of a Tentative Subdivision Map to develop a 43 lot, single-family residential, common open space subdivision. Lots will range in size from 21,451 to 58,393 square feet, and the common open space area will be approximately 12.3 acres.

- Applicant/Property Owner: Pinnacle Land Holdings, LLC
- Address/Location: 0 Hayfield Drive

- Assessor's Parcel Number: 534-420-08
- Parcel Size: ±47.608 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 608, Tentative Subdivision Maps and Article 408, Common Open Space Development
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 25, T21N, R20E, MDM Washoe County, NV
- Prepared by: Trevor Lloyd - AICP, Senior Planner  
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Washoe County Community Services  
Department
- Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)
- Phone: 775.328.3620

## 9. Chair and Commission Items

- A. \*Report on previous Planning Commission items
- B. Future agenda items and staff reports

## 10. \*Director's Items

- A. \*Legal information and updates

## 12. \*Public Comment

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

## 13. Adjournment